federal register

Thursday
November 15, 1979

Part III

Department of Housing and Urban Development

Office of Assistant Secretary for Housing—Federal Housing Commissioner

Fair Market Rents and Automatic Annual Adjustment Factors

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of the Assistant Secretary for Housing—Federal Housing Commissioner

24 CFR Part 888

[Docket No. R-79-739]

Section 8 Housing Assistance Payments Program—Fair Market Rents and Automatic Annual Adjustment Factors, Schedule C; Automatic Annual Adjustment Factors

AGENCY: Office of the Assistant Secretary for Housing—Federal Housing Commissioner/Department of Housing and Urban Development (HUD).

ACTION: Final rule.

SUMMARY: This Final Rule sets forth Automatic Annual Adjustment Factors which are used to adjust rents under the Section 8 Housing Assistance Payments Program.

EFFECTIVE DATE: December 17, 1979, retroactive to November 8, 1979.

FOR FURTHER INFORMATION CONTACT: Nancy S. Chisholm, Economic and Market Analysis Division, PD&R, HUD, Washington, D.C. 20410. (202) 755-4977. This is not a toll-free number.

SUPPLEMENTARY INFORMATION: These Adjustment Factors are being published pursuant to 24 CFR § 888.202 which requires the publication of the Factors in the **Federal Register** at least annually. The revised Automatic Annual Adjustment Factors supersede those published for effect at 44 FR 3912 on January 18, 1979, effective November 8, 1978. Different adjustment factor schedules are provided for 24 Standard Metropolitan Statistical Areas (SMSAs) and for the four Census Regions. The Factors are based on changes in the Consumer Price Index (CPI) for rents and utilities.

It is in the public interest to dispense with prior Notice and Public procedure and to make this Rule effective as soon as possible because the governing regulations (24 CFR § 888.202) require publication of updated Annual Adjustment Factors "at least annually", and the last publication of these Factors was effective November 8, 1978. Also, the current Annual Adjustment Factors are no longer realistic in light of economic trends over the past year and their continued application will be a hardship on owners and will create the potential for tenant evictions.

HUD has determined that this Rule does not constitute a major Federal action significantly affecting the quality of the human environment. A Finding of Inapplicability of Environmental Impact has been prepared and is available for public inspection during regular business hours at the Office of the Rules Docket Clerk, Office of General Counsel, Room 5218, Department of HUD, 451 Seventh Street, S.W., Washington, D.C. 20410.

Accordingly, Title 24, Part 888, is amended by publishing updated Schedule C Factors for effect as set forth below:

(Section 7(d) Department of HUD Act (42 U.S.C. 3535(d)))

Issued at Washington, D.C. on November 7, 1979.

Lawrence B. Simons,

Assistant Secretary for Housing—Federal Housing Commissioner.

BILLING CODE 4210-01-M

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS

NORTHCENTRAL CENSUS REGION

MONTHLY GROSS RENT	O BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.066	1.066	1.065	1.065	1.065
100 - 124	1.066	1.066	1.065	1.065	1.065
125 - 149	1.066	1.066	1.066	1.065	1.065
150 - 174	1.066	1.066	1.066	1.066	1.065
175 - 199	1.066	1.066	1.066	1.066	1.065
200 - 224	1.066	1.066	1.066	1.066	1.066
225 - 249	1.066	1.066	1.066	1.066	1.066
250 - 274	1.066	1.066	1.066	1.066	1.066
275 - 299	1.066	1.066	1.066	1.066	1.066
300 - 324	1.066	1.066	1.066	1.066	1.066
325 - 349	1.066	1.066	1.066	1.066	1.066
350 - 374	1.066	1.066	1.066	1.066	1.066
375 - 399	1.066	1.066	1.066	1.066	1.066
400 - 424	1.066	1.066	1.066	1.066	1.066
425 - 449	1.066	1.066	1.066	1.066	1.066
450 - 474	1.066	1.066	1.066	1.066	1.066
475 - 499	1.066	1.066	1.066	1.066	1.066
500 OR MORE	1.066	1.066	1.066	1.066	1.066

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.067

NOTE: THE NORTHCENTRAL CENSUS REGION INCLUDES THE FOLLOWING STATES:
ILLINOIS
INDIANA
IOWA
KANSAS
MICHIGAN
MINNESOTA
MISSOURI
NEBRASKA
NORTH DAKOTA
OHIO
SOUTH DAKOTA
WISCONSIN

NORTHEAST CENSUS REGION

MONTHLY GROSS RENT	O BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.066	1.069	1.074	1.078	1.083
100 - 124	1.064	1.067	1.070	1.074	1.077
125 - 149	1.063	1.065	1.068	1.071	1.074
150 - 174	1.063	1.064	1.067	1.069	1.072
175 - 199	1.062	1.063	1.066	1.068	1.070
200 - 224	1.062	1.063	1.065	1.067	1.069
225 - 249	1.061	1.062	1.064	1.066	1.067
250 - 274	1.061	1.062	1.064	1.065	1.067
275 - 299	1.061	1.062	1.063	1.065	1.066
300 - 324	1.061	1.062	1.063	1.064	1.065
325 - 349	1.061	1.061	1.063	1.064	1.065
350 - 374	1.060	1.061	1.062	1.063	1.064
375 - 399	1.060	1.061	1.062	1.063	1.064
400 - 424	1.060	1.061	1.062	1.063	1.064
425 - 449	1.060	1.061	1.062	1.063	1.063
450 - 474	1.060	1.061	1.061	1.062	1.063
475 - 499	1.060	1.060	1.061	1.062	1.063
500 OR MORE	1.060	1.060	1.061	1.062	1.063

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.053

NOTE: THE NORTHEAST CENSUS REGION INCLUDES THE FOLLOWING STATES:
CONNECTICUT
MAINE
MASS.
NEW HAMP
NEW JERSEY
NEW YORK
PENNSYLVANIA
PUERTO RICO
RHODE ISLAND
VERMONT
VIRGIN IS

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS

SOUTH CENSUS REGION

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.068	1.065	1.060	1.055	1.050
100 - 124	1.070	1.068	1.064	1.059	1.056
125 - 149	1.071	1.069	1.066	1.062	1.060
150 - 174	1.072	1.070	1.067	1.065	1.062
175 - 199	1.073	1.071	1.069	1.066	1.064
200 - 224	1.073	1.072	1.070	1.067	1.065
225 - 249	1.073	1.072	1.070	1.068	1.067
250 - 274	1.074	1.073	1.071	1.069	1.068
275 - 299	1.074	1.073	1.071	1.070	1.068
300 - 324	1.074	1.073	1.072	1.070	1.069
325 - 349	1.074	1.073	1.072	1.071	1.069
350 - 374	1.074	1.074	1.072	1.071	1.070
375 - 399	1.075	1.074	1.073	1.071	1.070
400 - 424	1.075	1.074	1.073	1.072	1.071
425 - 449	1.075	1.074	1.073	1.072	1.071
450 - 474	1.075	1.074	1.073	1.072	1.071
475 - 499	1.075	1.074	1.073	1.072	1.072
500 OR MORE	1.075	1.074	1.073	1.073	1.072

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.070

NOTE: THE SOUTH CENSUS REGION INCLUDES THE FOLLOWING STATES:
ALABAMA
ARKANSAS
DELAWARE
D.C.
FLORIDA
GEORGIA
KENTUCKY
LOUISIANA
MARYLAND
MISSISSIPPI
N. CAROLINA
OKLAHOMA
S. CAROLINA
TENNESSEE
TEXAS
VIRGINIA
W. VIRGINIA

WEST CENSUS REGION

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.067	1.065	1.061	1.057	1.053
100 - 124	1.069	1.067	1.064	1.061	1.058
125 - 149	1.069	1.068	1.065	1.063	1.061
150 - 174	1.070	1.069	1.067	1.064	1.063
175 - 199	1.071	1.069	1.067	1.066	1.064
200 - 224	1.071	1.070	1.068	1.067	1.065
225 - 249	1.071	1.070	1.069	1.067	1.066
250 - 274	1.071	1.070	1.069	1.068	1.067
275 - 299	1.071	1.071	1.070	1.068	1.067
300 - 324	1.072	1.071	1.070	1.069	1.068
325 - 349	1.072	1.071	1.070	1.069	1.068
350 - 374	1.072	1.071	1.070	1.069	1.068
375 - 399	1.072	1.071	1.070	1.070	1.069
400 - 424	1.072	1.071	1.071	1.070	1.069
425 - 449	1.072	1.072	1.071	1.070	1.069
450 - 474	1.072	1.072	1.071	1.070	1.070
475 - 499	1.072	1.072	1.071	1.070	1.070
500 OR MORE	1.072	1.072	1.071	1.070	1.070

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.086

NOTE: THE WEST CENSUS REGION INCLUDES THE FOLLOWING STATES:
ALASKA
ARIZONIA
CALIFORNIA
COLORADO
HAWAII
IDAHO
MONTANA
NEVADA
NEW MEXICO
OREGON
UTAH
WASHINGTON
WYOMING

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: ATLANTA, GA

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.055	1.052	1.048	1.043	1.039
100 - 124	1.057	1.055	1.051	1.047	1.044
125 - 149	1.058	1.056	1.053	1.050	1.047
150 - 174	1.058	1.057	1.054	1.052	1.050
175 - 199	1.059	1.058	1.055	1.053	1.051
200 - 224	1.059	1.058	1.056	1.054	1.053
225 - 249	1.060	1.059	1.057	1.055	1.054
250 - 274	1.060	1.059	1.057	1.056	1.054
275 - 299	1.060	1.059	1.058	1.056	1.055
300 - 324	1.060	1.059	1.058	1.057	1.056
325 - 349	1.060	1.060	1.058	1.057	1.056
350 - 374	1.061	1.060	1.059	1.058	1.057
375 - 399	1.061	1.060	1.059	1.058	1.057
400 - 424	1.061	1.060	1.059	1.058	1.057
425 - 449	1.061	1.060	1.059	1.058	1.058
450 - 474	1.061	1.060	1.059	1.059	1.058
475 - 499	1.061	1.060	1.060	1.059	1.058
500 OR MORE	1.061	1.061	1.060	1.059	1.058

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.051

SMSA: BALTIMORE, MD

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.056	1.053	1.048	1.044	1.040
100 - 124	1.058	1.055	1.052	1.048	1.045
125 - 149	1.059	1.057	1.054	1.051	1.048
150 - 174	1.059	1.058	1.055	1.053	1.050
175 - 199	1.060	1.058	1.056	1.054	1.052
200 - 224	1.060	1.059	1.057	1.055	1.053
225 - 249	1.060	1.059	1.058	1.056	1.054
250 - 274	1.061	1.060	1.058	1.057	1.055
275 - 299	1.061	1.060	1.059	1.057	1.056
300 - 324	1.061	1.060	1.059	1.058	1.056
325 - 349	1.061	1.060	1.059	1.058	1.057
350 - 374	1.061	1.061	1.059	1.058	1.057
375 - 399	1.061	1.061	1.060	1.059	1.058
400 - 424	1.062	1.061	1.060	1.059	1.058
425 - 449	1.062	1.061	1.060	1.059	1.058
450 - 474	1.062	1.061	1.060	1.059	1.059
475 - 499	1.062	1.061	1.060	1.060	1.059
500 OR MORE	1.062	1.061	1.061	1.060	1.059

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.065

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: BOSTON, MA

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.058	1.062	1.069	1.076	1.082
100 - 124	1.056	1.059	1.065	1.070	1.075
125 - 149	1.054	1.057	1.061	1.066	1.070
150 - 174	1.053	1.056	1.059	1.063	1.066
175 - 199	1.053	1.055	1.058	1.061	1.064
200 - 224	1.052	1.054	1.057	1.060	1.062
225 - 249	1.052	1.053	1.056	1.058	1.060
250 - 274	1.051	1.053	1.055	1.057	1.059
275 - 299	1.051	1.052	1.054	1.056	1.058
300 - 324	1.051	1.052	1.054	1.056	1.057
325 - 349	1.051	1.052	1.053	1.055	1.057
350 - 374	1.050	1.051	1.053	1.055	1.056
375 - 399	1.050	1.051	1.053	1.054	1.056
400 - 424	1.050	1.051	1.052	1.054	1.055
425 - 449	1.050	1.051	1.052	1.054	1.055
450 - 474	1.050	1.051	1.052	1.053	1.054
475 - 499	1.050	1.050	1.052	1.053	1.054
500 OR MORE	1.050	1.050	1.052	1.053	1.054

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.038

SMSA: BUFFALO, NY

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.043	1.050	1.061	1.072	1.082
100 - 124	1.039	1.045	1.053	1.062	1.070
125 - 149	1.037	1.041	1.049	1.056	1.062
150 - 174	1.035	1.039	1.045	1.051	1.056
175 - 199	1.034	1.037	1.043	1.048	1.052
200 - 224	1.033	1.036	1.041	1.045	1.049
225 - 249	1.033	1.035	1.039	1.043	1.047
250 - 274	1.032	1.034	1.038	1.042	1.045
275 - 299	1.031	1.034	1.037	1.040	1.043
300 - 324	1.031	1.033	1.036	1.039	1.042
325 - 349	1.031	1.032	1.035	1.038	1.041
350 - 374	1.030	1.032	1.035	1.037	1.040
375 - 399	1.030	1.032	1.034	1.037	1.039
400 - 424	1.030	1.031	1.034	1.036	1.038
425 - 449	1.030	1.031	1.033	1.036	1.038
450 - 474	1.030	1.031	1.033	1.035	1.037
475 - 499	1.029	1.031	1.033	1.035	1.036
500 OR MORE	1.029	1.030	1.032	1.034	1.036

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.048

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: CHICAGO, IL

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.061	1.065	1.070	1.075	1.079
100 - 124	1.060	1.062	1.066	1.070	1.073
125 - 149	1.059	1.061	1.064	1.067	1.070
150 - 174	1.058	1.060	1.062	1.065	1.067
175 - 199	1.057	1.059	1.061	1.064	1.066
200 - 224	1.057	1.058	1.060	1.062	1.064
225 - 249	1.057	1.058	1.060	1.061	1.063
250 - 274	1.056	1.057	1.059	1.061	1.062
275 - 299	1.056	1.057	1.059	1.060	1.061
300 - 324	1.056	1.057	1.058	1.060	1.061
325 - 349	1.056	1.057	1.058	1.059	1.060
350 - 374	1.056	1.056	1.058	1.059	1.060
375 - 399	1.056	1.056	1.057	1.059	1.060
400 - 424	1.055	1.056	1.057	1.058	1.059
425 - 449	1.055	1.056	1.057	1.058	1.059
450 - 474	1.055	1.056	1.057	1.058	1.059
475 - 499	1.055	1.056	1.057	1.058	1.058
500 OR MORE	1.055	1.056	1.057	1.057	1.058

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.067

SMSA: CINCINNATI, OH-KY-IN

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.041	1.035	1.025	1.016	1.007
100 - 124	1.044	1.039	1.032	1.024	1.018
125 - 149	1.046	1.042	1.036	1.030	1.025
150 - 174	1.048	1.044	1.039	1.034	1.029
175 - 199	1.049	1.046	1.041	1.037	1.033
200 - 224	1.049	1.047	1.043	1.039	1.036
225 - 249	1.050	1.048	1.044	1.041	1.038
250 - 274	1.051	1.049	1.045	1.042	1.039
275 - 299	1.051	1.049	1.046	1.043	1.041
300 - 324	1.051	1.050	1.047	1.044	1.042
325 - 349	1.052	1.050	1.048	1.045	1.043
350 - 374	1.052	1.050	1.048	1.046	1.044
375 - 399	1.052	1.051	1.049	1.046	1.045
400 - 424	1.052	1.051	1.049	1.047	1.045
425 - 449	1.053	1.051	1.049	1.047	1.046
450 - 474	1.053	1.052	1.050	1.048	1.046
475 - 499	1.053	1.052	1.050	1.048	1.047
500 OR MORE	1.053	1.052	1.050	1.049	1.047

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.084

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: CLEVELAND, OH

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.050	1.050	1.050	1.049	1.049
100 - 124	1.050	1.050	1.050	1.050	1.049
125 - 149	1.050	1.050	1.050	1.050	1.050
150 - 174	1.050	1.050	1.050	1.050	1.050
175 - 199	1.050	1.050	1.050	1.050	1.050
200 - 224	1.050	1.050	1.050	1.050	1.050
225 - 249	1.050	1.050	1.050	1.050	1.050
250 - 274	1.050	1.050	1.050	1.050	1.050
275 - 299	1.050	1.050	1.050	1.050	1.050
300 - 324	1.050	1.050	1.050	1.050	1.050
325 - 349	1.050	1.050	1.050	1.050	1.050
350 - 374	1.050	1.050	1.050	1.050	1.050
375 - 399	1.050	1.050	1.050	1.050	1.050
400 - 424	1.050	1.050	1.050	1.050	1.050
425 - 449	1.050	1.050	1.050	1.050	1.050
450 - 474	1.050	1.050	1.050	1.050	1.050
475 - 499	1.050	1.050	1.050	1.050	1.050
500 OR MORE	1.050	1.050	1.050	1.050	1.050

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.083

SMSA: DALLAS-FORT WORTH , TX

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.130	1.128	1.125	1.122	1.120
100 - 124	1.131	1.129	1.127	1.125	1.123
125 - 149	1.131	1.130	1.128	1.127	1.125
150 - 174	1.132	1.131	1.129	1.128	1.126
175 - 199	1.132	1.131	1.130	1.129	1.127
200 - 224	1.132	1.132	1.130	1.129	1.128
225 - 249	1.132	1.132	1.131	1.130	1.129
250 - 274	1.133	1.132	1.131	1.130	1.129
275 - 299	1.133	1.132	1.131	1.130	1.130
300 - 324	1.133	1.132	1.132	1.131	1.130
325 - 349	1.133	1.133	1.132	1.131	1.130
350 - 374	1.133	1.133	1.132	1.131	1.131
375 - 399	1.133	1.133	1.132	1.131	1.131
400 - 424	1.133	1.133	1.132	1.132	1.131
425 - 449	1.133	1.133	1.132	1.132	1.131
450 - 474	1.133	1.133	1.132	1.132	1.131
475 - 499	1.133	1.133	1.132	1.132	1.132
500 OR MORE	1.133	1.133	1.133	1.132	1.132

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.091

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: DENVER-BOULDER , CO

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.101	1.100	1.098	1.096	1.094
100 - 124	1.102	1.101	1.099	1.097	1.096
125 - 149	1.102	1.101	1.100	1.099	1.098
150 - 174	1.102	1.102	1.101	1.100	1.099
175 - 199	1.103	1.102	1.101	1.100	1.099
200 - 224	1.103	1.102	1.101	1.101	1.100
225 - 249	1.103	1.102	1.102	1.101	1.100
250 - 274	1.103	1.103	1.102	1.101	1.101
275 - 299	1.103	1.103	1.102	1.102	1.101
300 - 324	1.103	1.103	1.102	1.102	1.101
325 - 349	1.103	1.103	1.102	1.102	1.101
350 - 374	1.103	1.103	1.103	1.102	1.102
375 - 399	1.103	1.103	1.103	1.102	1.102
400 - 424	1.103	1.103	1.103	1.102	1.102
425 - 449	1.104	1.103	1.103	1.102	1.102
450 - 474	1.104	1.103	1.103	1.103	1.102
475 - 499	1.104	1.103	1.103	1.103	1.102
500 OR MORE	1.104	1.103	1.103	1.103	1.102

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.073

SMSA: DETROIT, MI

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.078	1.075	1.070	1.064	1.060
100 - 124	1.080	1.078	1.073	1.069	1.066
125 - 149	1.081	1.079	1.076	1.072	1.069
150 - 174	1.082	1.080	1.077	1.075	1.072
175 - 199	1.083	1.081	1.079	1.076	1.074
200 - 224	1.083	1.082	1.080	1.077	1.075
225 - 249	1.083	1.082	1.080	1.078	1.077
250 - 274	1.084	1.083	1.081	1.079	1.078
275 - 299	1.084	1.083	1.081	1.080	1.078
300 - 324	1.084	1.083	1.082	1.080	1.079
325 - 349	1.084	1.083	1.082	1.081	1.080
350 - 374	1.085	1.084	1.082	1.081	1.080
375 - 399	1.085	1.084	1.083	1.081	1.080
400 - 424	1.085	1.084	1.083	1.082	1.081
425 - 449	1.085	1.084	1.083	1.082	1.081
450 - 474	1.085	1.084	1.083	1.082	1.081
475 - 499	1.085	1.084	1.083	1.082	1.082
500 OR MORE	1.085	1.084	1.084	1.083	1.082

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.070

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: HONOLULU, HI

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.088	1.085	1.080	1.075	1.070
100 - 124	1.089	1.087	1.083	1.079	1.076
125 - 149	1.090	1.088	1.085	1.082	1.079
150 - 174	1.091	1.089	1.087	1.084	1.082
175 - 199	1.092	1.090	1.088	1.086	1.084
200 - 224	1.092	1.091	1.089	1.087	1.085
225 - 249	1.092	1.091	1.089	1.088	1.086
250 - 274	1.093	1.091	1.090	1.088	1.087
275 - 299	1.093	1.092	1.090	1.089	1.088
300 - 324	1.093	1.092	1.091	1.089	1.088
325 - 349	1.093	1.092	1.091	1.090	1.089
350 - 374	1.093	1.092	1.091	1.090	1.089
375 - 399	1.093	1.093	1.091	1.090	1.089
400 - 424	1.093	1.093	1.092	1.091	1.090
425 - 449	1.093	1.093	1.092	1.091	1.090
450 - 474	1.094	1.093	1.092	1.091	1.090
475 - 499	1.094	1.093	1.092	1.091	1.091
500 OR MORE	1.094	1.093	1.092	1.092	1.091

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.047

SMSA: HOUSTON, TX

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.077	1.089	1.109	1.128	1.145
100 - 124	1.071	1.080	1.095	1.110	1.123
125 - 149	1.067	1.075	1.087	1.099	1.110
150 - 174	1.064	1.071	1.081	1.091	1.100
175 - 199	1.062	1.068	1.077	1.086	1.093
200 - 224	1.060	1.065	1.073	1.081	1.088
225 - 249	1.059	1.064	1.071	1.078	1.084
250 - 274	1.058	1.062	1.069	1.075	1.081
275 - 299	1.057	1.061	1.067	1.073	1.078
300 - 324	1.057	1.060	1.065	1.071	1.075
325 - 349	1.056	1.059	1.064	1.069	1.073
350 - 374	1.056	1.058	1.063	1.068	1.072
375 - 399	1.055	1.058	1.062	1.066	1.070
400 - 424	1.055	1.057	1.061	1.065	1.069
425 - 449	1.054	1.057	1.061	1.064	1.068
450 - 474	1.054	1.056	1.060	1.064	1.067
475 - 499	1.054	1.056	1.059	1.063	1.066
500 OR MORE	1.054	1.056	1.059	1.062	1.065

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.059

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: KANSAS CITY, MO-KS

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.077	1.084	1.095	1.105	1.115
100 - 124	1.074	1.079	1.087	1.096	1.103
125 - 149	1.071	1.076	1.082	1.089	1.095
150 - 174	1.070	1.073	1.079	1.085	1.090
175 - 199	1.069	1.072	1.077	1.082	1.086
200 - 224	1.068	1.070	1.075	1.079	1.083
225 - 249	1.067	1.069	1.073	1.077	1.081
250 - 274	1.066	1.069	1.072	1.076	1.079
275 - 299	1.066	1.068	1.071	1.075	1.077
300 - 324	1.066	1.067	1.070	1.073	1.076
325 - 349	1.065	1.067	1.070	1.073	1.075
350 - 374	1.065	1.067	1.069	1.072	1.074
375 - 399	1.065	1.066	1.069	1.071	1.073
400 - 424	1.064	1.066	1.068	1.070	1.072
425 - 449	1.064	1.066	1.068	1.070	1.072
450 - 474	1.064	1.065	1.067	1.069	1.071
475 - 499	1.064	1.065	1.067	1.069	1.071
500 OR MORE	1.064	1.065	1.067	1.069	1.070

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.070

SMSA: LOS ANGELES-LONG BEACH, CA

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.062	1.065	1.070	1.076	1.080
100 - 124	1.060	1.063	1.067	1.071	1.075
125 - 149	1.059	1.061	1.064	1.068	1.071
150 - 174	1.058	1.060	1.063	1.066	1.068
175 - 199	1.058	1.059	1.062	1.064	1.066
200 - 224	1.057	1.059	1.061	1.063	1.065
225 - 249	1.057	1.058	1.060	1.062	1.064
250 - 274	1.057	1.058	1.059	1.061	1.063
275 - 299	1.056	1.057	1.059	1.061	1.062
300 - 324	1.056	1.057	1.059	1.060	1.061
325 - 349	1.056	1.057	1.058	1.060	1.061
350 - 374	1.056	1.057	1.058	1.059	1.060
375 - 399	1.056	1.056	1.058	1.059	1.060
400 - 424	1.056	1.056	1.057	1.059	1.059
425 - 449	1.055	1.056	1.057	1.058	1.059
450 - 474	1.055	1.056	1.057	1.058	1.059
475 - 499	1.055	1.056	1.057	1.058	1.059
500 OR MORE	1.055	1.056	1.057	1.058	1.058

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.113

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: MINNEAPOLIS-ST PAUL, MN-WI

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.058	1.050	1.038	1.026	1.016
100 - 124	1.062	1.056	1.047	1.037	1.029
125 - 149	1.064	1.059	1.052	1.044	1.038
150 - 174	1.066	1.062	1.055	1.049	1.043
175 - 199	1.067	1.064	1.058	1.053	1.048
200 - 224	1.068	1.065	1.060	1.055	1.051
225 - 249	1.069	1.066	1.062	1.057	1.054
250 - 274	1.069	1.067	1.063	1.059	1.056
275 - 299	1.070	1.068	1.064	1.060	1.057
300 - 324	1.070	1.068	1.065	1.062	1.059
325 - 349	1.071	1.069	1.066	1.063	1.060
350 - 374	1.071	1.069	1.066	1.064	1.061
375 - 399	1.071	1.070	1.067	1.064	1.062
400 - 424	1.072	1.070	1.068	1.065	1.063
425 - 449	1.072	1.070	1.068	1.066	1.064
450 - 474	1.072	1.071	1.068	1.066	1.064
475 - 499	1.072	1.071	1.069	1.067	1.065
500 OR MORE	1.072	1.071	1.069	1.067	1.065

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.065

SMSA: MILWAUKEE, WI

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.067	1.075	1.087	1.099	1.110
100 - 124	1.063	1.069	1.079	1.088	1.096
125 - 149	1.061	1.066	1.073	1.081	1.088
150 - 174	1.059	1.063	1.070	1.076	1.082
175 - 199	1.058	1.061	1.067	1.073	1.077
200 - 224	1.057	1.060	1.065	1.070	1.074
225 - 249	1.056	1.059	1.063	1.068	1.072
250 - 274	1.055	1.058	1.062	1.066	1.069
275 - 299	1.055	1.057	1.061	1.064	1.068
300 - 324	1.054	1.057	1.060	1.063	1.066
325 - 349	1.054	1.056	1.059	1.062	1.065
350 - 374	1.054	1.056	1.058	1.061	1.064
375 - 399	1.053	1.055	1.058	1.061	1.063
400 - 424	1.053	1.055	1.057	1.060	1.062
425 - 449	1.053	1.054	1.057	1.059	1.061
450 - 474	1.053	1.054	1.056	1.059	1.061
475 - 499	1.053	1.054	1.056	1.058	1.060
500 OR MORE	1.052	1.054	1.056	1.058	1.060

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.043

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: NEW YORK CITY, NY-NJ

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.052	1.057	1.065	1.073	1.079
100 - 124	1.050	1.054	1.060	1.066	1.071
125 - 149	1.048	1.051	1.056	1.061	1.065
150 - 174	1.047	1.050	1.054	1.058	1.062
175 - 199	1.046	1.048	1.052	1.056	1.059
200 - 224	1.046	1.048	1.051	1.054	1.057
225 - 249	1.045	1.047	1.050	1.053	1.055
250 - 274	1.045	1.046	1.049	1.051	1.054
275 - 299	1.044	1.046	1.048	1.051	1.053
300 - 324	1.044	1.045	1.048	1.050	1.052
325 - 349	1.044	1.045	1.047	1.049	1.051
350 - 374	1.044	1.045	1.047	1.049	1.050
375 - 399	1.043	1.045	1.046	1.048	1.050
400 - 424	1.043	1.044	1.046	1.048	1.049
425 - 449	1.043	1.044	1.046	1.047	1.049
450 - 474	1.043	1.044	1.045	1.047	1.048
475 - 499	1.043	1.044	1.045	1.047	1.048
500 OR MORE	1.043	1.044	1.045	1.046	1.047

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.055

SMSA: PHILADELPHIA, PA-NJ

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.056	1.064	1.077	1.090	1.101
100 - 124	1.051	1.058	1.068	1.078	1.087
125 - 149	1.049	1.054	1.062	1.070	1.078
150 - 174	1.047	1.051	1.058	1.065	1.071
175 - 199	1.045	1.049	1.055	1.061	1.067
200 - 224	1.044	1.048	1.053	1.058	1.063
225 - 249	1.043	1.046	1.051	1.056	1.060
250 - 274	1.043	1.045	1.050	1.054	1.058
275 - 299	1.042	1.045	1.049	1.053	1.056
300 - 324	1.042	1.044	1.048	1.051	1.054
325 - 349	1.041	1.043	1.047	1.050	1.053
350 - 374	1.041	1.043	1.046	1.049	1.052
375 - 399	1.041	1.042	1.045	1.048	1.051
400 - 424	1.040	1.042	1.045	1.048	1.050
425 - 449	1.040	1.042	1.044	1.047	1.049
450 - 474	1.040	1.041	1.044	1.046	1.049
475 - 499	1.040	1.041	1.044	1.046	1.048
500 OR MORE	1.040	1.041	1.043	1.045	1.047

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.056

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: PITTSBURGH, PA

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.061	1.059	1.055	1.051	1.048
100 - 124	1.062	1.061	1.058	1.055	1.052
125 - 149	1.063	1.062	1.059	1.057	1.055
150 - 174	1.064	1.063	1.061	1.058	1.057
175 - 199	1.064	1.063	1.061	1.060	1.058
200 - 224	1.064	1.064	1.062	1.060	1.059
225 - 249	1.065	1.064	1.062	1.061	1.060
250 - 274	1.065	1.064	1.063	1.062	1.061
275 - 299	1.065	1.064	1.063	1.062	1.061
300 - 324	1.065	1.065	1.064	1.062	1.062
325 - 349	1.065	1.065	1.064	1.063	1.062
350 - 374	1.065	1.065	1.064	1.063	1.062
375 - 399	1.066	1.065	1.064	1.063	1.063
400 - 424	1.066	1.065	1.064	1.064	1.063
425 - 449	1.066	1.065	1.064	1.064	1.063
450 - 474	1.066	1.065	1.065	1.064	1.063
475 - 499	1.066	1.065	1.065	1.064	1.063
500 OR MORE	1.066	1.065	1.065	1.064	1.064

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.093

SMSA: SAN DIEGO, CA

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.077	1.075	1.071	1.068	1.065
100 - 124	1.078	1.076	1.074	1.071	1.069
125 - 149	1.078	1.077	1.075	1.073	1.071
150 - 174	1.079	1.078	1.076	1.074	1.073
175 - 199	1.079	1.078	1.077	1.075	1.074
200 - 224	1.079	1.079	1.077	1.076	1.075
225 - 249	1.080	1.079	1.078	1.077	1.075
250 - 274	1.080	1.079	1.078	1.077	1.076
275 - 299	1.080	1.079	1.078	1.077	1.077
300 - 324	1.080	1.080	1.079	1.078	1.077
325 - 349	1.080	1.080	1.079	1.078	1.077
350 - 374	1.080	1.080	1.079	1.078	1.078
375 - 399	1.080	1.080	1.079	1.078	1.078
400 - 424	1.080	1.080	1.079	1.079	1.078
425 - 449	1.081	1.080	1.079	1.079	1.078
450 - 474	1.081	1.080	1.080	1.079	1.078
475 - 499	1.081	1.080	1.080	1.079	1.079
500 OR MORE	1.081	1.080	1.080	1.079	1.079

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.097

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: SAN FRANCISCO-OAKLAND, CA

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.046	1.043	1.038	1.032	1.028
100 - 124	1.048	1.045	1.041	1.037	1.034
125 - 149	1.049	1.047	1.044	1.040	1.037
150 - 174	1.050	1.048	1.045	1.042	1.040
175 - 199	1.051	1.049	1.047	1.044	1.042
200 - 224	1.051	1.050	1.047	1.045	1.043
225 - 249	1.051	1.050	1.048	1.046	1.044
250 - 274	1.052	1.050	1.049	1.047	1.045
275 - 299	1.052	1.051	1.049	1.048	1.046
300 - 324	1.052	1.051	1.050	1.048	1.047
325 - 349	1.052	1.051	1.050	1.049	1.047
350 - 374	1.052	1.052	1.050	1.049	1.048
375 - 399	1.052	1.052	1.051	1.049	1.048
400 - 424	1.053	1.052	1.051	1.050	1.049
425 - 449	1.053	1.052	1.051	1.050	1.049
450 - 474	1.053	1.052	1.051	1.050	1.049
475 - 499	1.053	1.052	1.051	1.050	1.049
500 OR MORE	1.053	1.052	1.051	1.051	1.050

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.074

SMSA: SEATTLE-EVERETT, WA

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.117	1.116	1.114	1.111	1.109
100 - 124	1.118	1.117	1.115	1.113	1.112
125 - 149	1.119	1.118	1.116	1.115	1.113
150 - 174	1.119	1.118	1.117	1.116	1.115
175 - 199	1.119	1.119	1.118	1.116	1.115
200 - 224	1.120	1.119	1.118	1.117	1.116
225 - 249	1.120	1.119	1.118	1.117	1.117
250 - 274	1.120	1.119	1.119	1.118	1.117
275 - 299	1.120	1.120	1.119	1.118	1.117
300 - 324	1.120	1.120	1.119	1.118	1.118
325 - 349	1.120	1.120	1.119	1.119	1.118
350 - 374	1.120	1.120	1.119	1.119	1.118
375 - 399	1.120	1.120	1.119	1.119	1.118
400 - 424	1.120	1.120	1.119	1.119	1.119
425 - 449	1.120	1.120	1.120	1.119	1.119
450 - 474	1.120	1.120	1.120	1.119	1.119
475 - 499	1.120	1.120	1.120	1.119	1.119
500 OR MORE	1.120	1.120	1.120	1.119	1.119

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.107

SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAMS
ANNUAL ADJUSTMENT FACTORS
SMSA: ST LOUIS, MO-IL

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.075	1.075	1.074	1.073	1.072
100 - 124	1.075	1.075	1.074	1.074	1.073
125 - 149	1.076	1.075	1.075	1.074	1.074
150 - 174	1.076	1.075	1.075	1.075	1.074
175 - 199	1.076	1.076	1.075	1.075	1.074
200 - 224	1.076	1.076	1.075	1.075	1.075
225 - 249	1.076	1.076	1.075	1.075	1.075
250 - 274	1.076	1.076	1.076	1.075	1.075
275 - 299	1.076	1.076	1.076	1.075	1.075
300 - 324	1.076	1.076	1.076	1.075	1.075
325 - 349	1.076	1.076	1.076	1.075	1.075
350 - 374	1.076	1.076	1.076	1.076	1.075
375 - 399	1.076	1.076	1.076	1.076	1.075
400 - 424	1.076	1.076	1.076	1.076	1.076
425 - 449	1.076	1.076	1.076	1.076	1.076
450 - 474	1.076	1.076	1.076	1.076	1.076
475 - 499	1.076	1.076	1.076	1.076	1.076
500 OR MORE	1.076	1.076	1.076	1.076	1.076

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.058

SMSA: WASHINGTON, DC-MD-VA

MONTHLY GROSS RENT	0 BEDROOMS	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+BEDROOMS
UNDER $100	1.061	1.055	1.045	1.035	1.027
100 - 124	1.064	1.060	1.052	1.044	1.038
125 - 149	1.066	1.062	1.056	1.050	1.045
150 - 174	1.068	1.065	1.059	1.054	1.049
175 - 199	1.069	1.066	1.061	1.057	1.053
200 - 224	1.070	1.067	1.063	1.059	1.056
225 - 249	1.070	1.068	1.064	1.061	1.058
250 - 274	1.071	1.069	1.066	1.062	1.059
275 - 299	1.071	1.069	1.066	1.063	1.061
300 - 324	1.072	1.070	1.067	1.064	1.062
325 - 349	1.072	1.070	1.068	1.065	1.063
350 - 374	1.072	1.071	1.068	1.066	1.064
375 - 399	1.072	1.071	1.069	1.067	1.065
400 - 424	1.073	1.071	1.069	1.067	1.065
425 - 449	1.073	1.072	1.070	1.068	1.066
450 - 474	1.073	1.072	1.070	1.068	1.066
475 - 499	1.073	1.072	1.070	1.068	1.067
500 OR MORE	1.073	1.072	1.070	1.069	1.067

ANNUAL ADJUSTMENT FACTOR FOR CONTRACT RENT (EXCLUDING UTILITIES) IS 1.058

@BRKPT PRINT$

[FR Doc. 79-35209 Filed 11-14-79; 8:45 am]
BILLING CODE 4210-01-C